

DECLARATORY RESOLUTION NO. R-67-89

A DECLARATORY RESOLUTION designating an "Economic Revitalization Area" under I.C. 6-1.1-12.1 for property commonly known as 613 High Street, Fort Wayne, Indiana 46808 (Wm. A. Didier & Sons, Inc. d/b/a Didier Printing).

WHEREAS, Petitioner has duly filed its petition dated October 2, 1989, to have the following described property designated and declared an "Economic Revitalization Area" under Division 6, Article II, Chapter 2 of the Municipal Code of the City of Fort Wayne, Indiana, of 1974, as amended, and I.C. 6-1.1-12.1, to wit:

East 40' Lot #1, Pape's, 1st Addition; West 52' Lot #1, Pape's, 1st Addition; North 144' Hanna's Out Lot Number 13 in Section 2, Township 30 North, Range 12 East, that lies South line of High Street.

of said property more commonly known as 613 High Street, Fort Wayne, Indiana 46808.

WHEREAS, said project will create 4 additional permanent jobs for a total additional annual payroll of \$60,000.00, with the average new annual job salary being \$15,000.00; and

WHEREAS, the total estimated project cost is \$612,040.00; and

WHEREAS, it appears that said petition should be processed to final determination in accordance with the provisions of said Division 6.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF THE CITY OF FORT WAYNE, INDIANA:

SECTION 1. That, subject to the requirements of Section 6, below, the property hereinabove described is hereby designated and declared an "Economic Revitalization Area" under I.C. 6-1.1-12.1. Said designation shall begin upon the effective date of the Confirming Resolution referred to in Section 6 of this Resolution and shall continue for one (1) year thereafter. Said designation shall terminate at the end of that one-year period.

SECTION 2. That upon adoption of the Resolution:

- (a) Said Resolution shall be filed with the Allen County Assessor;
- (b) Said Resolution shall be referred to the Committee on Finance and shall also be referred to the Department of Economic Development Requesting a recommendation from said department concerning the advisability of designating the above designated area an "Economic Revitalization Area";
- (c) Common Council shall publish notice in accordance with I.C. 6-1.1-12.1-2.5 and I.C. 5-3-1 of the adoption and substance of this Resolution and setting this designation as an "Economic Revitalization Area" for public hearing;
- (d) If this Resolution involves an area that has already been designated an allocation area under I.C. 36-7-14-39, then the Resolution shall be referred to the Fort Wayne Redevelopment Commission and said designation as an "Economic Revitalization Area" shall not be finally approved unless said Commission adopts a resolution approving the petition.

SECTION 3. That, said designation of the hereinabove described property as an "Economic Revitalization Area" shall apply to both a deduction of the assessed value of real estate and personal property for the new manufacturing equipment.

SECTION 4. That the estimate of the number of individuals that will be employed or whose employment will be retained and the estimate of the annual salaries of those individuals and the estimate of the value of the redevelopment or rehabilitation and the estimate of the value of the new manufacturing equipment, all contained in Petitioner's Statement of Benefits, are reasonable and are benefits that can be reasonably expected to result from the proposed described redevelopment or rehabilitation and from the installation of the new manufacturing equipment.

1 SECTION 5. The current year approximate tax rates for
2 taxing units within the City would be:

3 (a) If the proposed development does not occur, the
4 approximate current year tax rates for this site
5 would be \$11.4948/\$100.

6 (b) If the proposed development does occur and no
7 deduction is granted, the approximate current year
8 tax rate for the site would be \$11.4948/\$100 (the
9 change would be negligible).

10 (c) If the proposed development occurs, and a deduction
11 percentage of fifty percent (50%) is assumed, the
12 approximate current year tax rate for the site would
13 be \$11.4948/\$100 (the change would be negligible).

14 (d) If the proposed new manufacturing equipment is not
15 installed, the approximate current year tax rates
16 for this site would be \$11.4948/\$100.

17 (e) If the proposed new manufacturing equipment is
18 installed and no deduction is granted, the
19 approximate current year tax rate for the site would
20 be \$11.4948/\$100 (the change would be negligible).

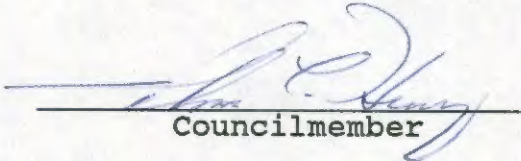
21 (f) If the proposed new manufacturing equipment is
22 installed, and a deduction percentage of eighty
23 percent (80%) is assumed, the approximate current
24 year tax rate for the site would be \$11.4948/\$100
25 (the change would be negligible).

26 SECTION 6. That this Resolution shall be subject to
27 being confirmed, modified and confirmed or rescinded after
28 public hearing and receipt by Common Council of the above
29 described recommendations and resolution, if applicable.

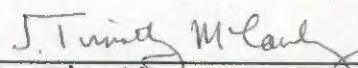
30 SECTION 7. Pursuant to I.C. 6-1.1-12.1, it is hereby
31 determined that the deduction from the assessed value of the
32 real property shall be for a period of 3 years, and that the
deduction from the assessed value of the new manufacturing
equipment shall be for a period of 5 years.

SECTION 8. The benefits described in the Petitioner's statement of benefits can be reasonably expected to result from the project and are sufficient to justify the applicable deductions.

SECTION 9. That this Resolution shall be in full force and effect from and after its passage and any and all necessary approval by the Mayor.


Councilmember

APPROVED AS TO FORM
AND LEGALITY


J. Timothy McCaulay, City Attorney

Read the first time in full and on motion by _____, seconded by _____, and duly adopted, read the second time by title and referred to the Committee on _____ (and the City Plan Commission for recommendation) and Public Hearing to be held after due legal notice, at the Council Conference Room 128, City-County Building, Fort Wayne, Indiana, on _____, the _____, day of _____, 19____, at _____ o'clock _____ M., E.S.T.

DATED: _____

SANDRA E. KENNEDY, CITY CLERK

Read the third time in full and on motion by Via Junta, seconded by Bradbury, and duly adopted, placed on its passage. PASSED ~~lost~~ by the following vote:

	AYES	NAYS	ABSTAINED	ABSENT
TOTAL VOTES	8			1
BRADBURY	✓			
BURNS	✓			
EDMONDS	✓			
GIAQUINTA	✓			
HENRY	✓			
LONG				✓
REDD	✓			
SCHMIDT	✓			
TALARICO	✓			

DATED: 10-10-89.

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Passed and adopted by the Common Council of the City of Fort Wayne, Indiana, as (ANNEXATION) _____ (APPROPRIATION) _____ (GENERAL) _____

(SPECIAL) _____ (ZONING MAP) _____ ORDINANCE RESOLUTION NO. B-67-89
on the 10th day of October, 1989,

Sandra E. Kennedy ATTEST
SANDRA E. KENNEDY, CITY CLERK

SEAL
Charles S. Reed
PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the 11th day of October, 1989, at the hour of 2:00 o'clock P.M., E.S.T.

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Approved and signed by me this 19th day of October, 1989, at the hour of 10:00 o'clock A.M., E.S.T.

Paul Helmke
PAUL HELMKE, MAYOR

FOR USE OF DESIGNATING BODY

IMPACT ON THE CURRENT YEAR TAX RATE FOR THE TAXING DISTRICT INDICATED ABOVE

Tax Rates Determined Using The Following Assumptions		Total Tax Rates
1.	Current total tax rate.	\$ 11.4948
2.	Approximate tax rate if project occurs and no deduction is granted.	\$ 11.4948
3.	Approximate tax rate if project occurs and a deduction is assumed.	\$ 11.4948

Assume an 80% deduction on new machinery installed and / or a 50% deduction assumed on real estate improvements.

We have reviewed our prior actions relating to the designation of this economic revitalization area and find that the applicant meets the general standards adopted in the resolution previously approved by this body. Said resolution, passed under IC 6-1.1-12.1-2.5, provides for the following limitations as authorized under IC 6-1.1-12.1-2:

A) The designated area has been limited to a period of time not to exceed _____ calendar years. (See Below)

B) The type of deduction that is allowed in the designated area is limited to:

1) Redevelopment or rehabilitation of real estate improvements.

☒ Yes ☐ No

2) Installation of new manufacturing equipment

☒ Yes ☐ No

3) No limitations on type of deduction (check if no limitations)

☐ No

C) The amount of deduction applicable for new manufacturing equipment installed and first claimed eligible for deduction after July 1, 1987, is limited to \$ _____ cost with an \$ _____ assessed value.

Also we have reviewed the information contained in the statement of benefits including the impact on the tax rate incorporated herein, and have determined that the benefits described above can be reasonably expected to result from the project and are sufficient to justify the applicable deduction.

Approved: Signature of Authorized Member and Title

Date of Signature

Attested By

Designated Body

* If a commission council town board or county council limits the time period during which an area is an economic revitalization area, it does not limit the length of time a taxpayer is entitled to receive a deduction to a number of years designated under I.C. 6-1.1-12.1-4 or 4.5 Namely:

NEW MANUFACTURING EQUIPMENT		REDEVELOPMENT OR REHABILITATION OF REAL PROPERTY IMPROVEMENT			
		For Deductions Allowed Over A Period Of:			
Year of Deduction	Percentage	Year of Deduction	Three (3) Year Percentage	Six (6) Year Percentage	Ten (10) Year Percentage
1st	100%	1st	100%	100%	100%
2nd	95%	2nd	66%	85%	95%
3rd	80%	3rd	33%	66%	80%
4th	65%	4th		50%	65%
5th	50%	5th		34%	50%
6th and thereafter	0%	6th		17%	40%
		7th			30%
		8th			20%
		9th			10%
		10th			5%

SUMMARY SHEET & ECONOMIC DEVELOPMENT RECOMMENDATION
FOR
"ECONOMIC REVITALIZATION AREA"
IN
CITY OF FORT WAYNE, INDIANA

Name of Applicant: Didier Printing
Site Location: 613 High Street
Fort Wayne IN 46808

Councilmanic District: 4th Existing Zoning: M-2

Nature of Business: Die cutting and laminating of plastic.

Project is located in the following:

	<u>Yes</u>	<u>No</u>
Designated Downtown Area	<u> </u>	<u>X</u>
Urban Enterprise Zone	<u> </u>	<u>X</u>
Redevelopment Area	<u> </u>	<u>X</u>
Platted Industrial Park	<u> </u>	<u>X</u>
Flood Plain	<u>X</u>	<u> </u>

Description of Project:

The project consists of real estate improvements and acquisition of new manufacturing equipment.

Type of Tax Abatement: Real Property X Manufacturing Equipment X

Estimated Project Cost: \$ 612,040.00 Permanent Jobs Created: 4

STAFF RECOMMENDATION:

As stated per the established policy of the Division of Economic Development, the following recommendations are hereby made:

- 1.) Designation as an "Economic Revitalization Area" should be granted. X Yes No
- 2.) Designation should be limited to a term of 1 year(s).
- 3.) The period of deduction should be limited to ** year(s).

Comments:

** 3 years for real property
5 years for equipment

Staff *L. McPherson*
Date 10-6-89

Director *Mark D. Biele*
Date 10/6/89

RECEIVED

OCT 02 1989

ECONOMIC
DEVELOPMENT

AN APPLICATION TO
THE CITY OF FORT WAYNE, INDIANA
FOR DESIGNATION OF PROPERTY AS AN
"ECONOMIC REVITALIZATION AREA"
AND STATEMENT OF BENEFITS

APPLICATION FOR THE FOLLOWING TYPE OF PROPERTY:

 Real Estate Improvements
 Personal Property (New Manufacturing Equipment)
 X Both Real Estate Improvements & Personal Property

A. GENERAL INFORMATION

Applicant's Name: Wm. A. Didier & Sons, Inc. D/B/A Didier Printing

Address of Applicant's Principal Place of Business:

613 High Street

Fort Wayne, IN 46808

Phone Number of Applicant: (219) 424-4920

Street Address of Property Seeking Designation:

613 High Street, Fort Wayne, IN 46808

S.I.C. Code of Substantial User of Property: Printing

B. PROJECT SUMMARY INFORMATION:

	<u>YES</u>	<u>NO</u>
Is the project site solely within the city limits of the City of Fort Wayne	<u>X</u>	<u> </u>
Is the project site within the flood plain?	<u>X</u>	<u> </u>
Is the project site within the rivergreenway area?	<u> </u>	<u>X</u>
Is the project site within a Redevelopment Area?	<u> </u>	<u>X</u>
Is the project site within a platted industrial park?	<u> </u>	<u>X</u>
Is the project site within the designated downtown area?	<u> </u>	<u>X</u>
Is the project site within the Urban Enterprise Zone?	<u> </u>	<u>X</u>

Will the project have ready access to City Water? X
Will the project have ready access to City Sewer? X
Is any adverse environmental impact anticipated by
reason of operation of the proposed project? X

C. ZONING INFORMATION

What is the existing zoning classification on the project site? M-2
What zoning classification does the project require? M-2
What is the nature of the business to be conducted at the project site?
Printing on plastic, screen printing, die cutting and laminating of plastic.

D. Real Estate Abatement:

Complete this section of the application only if requesting a deduction
from assessed value for real estate improvements.

What structure(s) (if any) are currently on the property?

30,000 square feet plant/office building

What is the condition of structure(s) listed above? Excellent

Current assessed value of Real Estate:

Land	<u>\$10,270</u>
Improvements	<u>\$50,430</u>
Total	<u>\$60,700</u>

What was amount of Total Property Taxes owed during the immediate past
year? \$3,996.94 for year 1988.

Give a brief description of the proposed improvements to be made to
the real estate.

See Attachment 2

Cost of Improvements: \$ 124,760.00

Development Time Frame: Ready to go

When will physical aspects of improvements begin? Promptly

When is completion expected? Six months

E. PERSONAL PROPERTY ABATEMENT:

Complete this section of the application only if requesting a deduction from assessed value for installation of new manufacturing equipment.

Current Assessed Value of Personal Property: \$151,930

What was amount of Personal Property Taxes owed during the immediate past year? \$11,465.90 for year 1988.

Give a brief description of new manufacturing equipment to be installed at the project site.

See Attachment 1

Cost of New Manufacturing Equipment? \$ 487,280.00

Development Time Frame: Over six month period.

When will installation begin of new manufacturing equipment? Promptly

When is installation expected to be completed? February, 1990

F. PUBLIC BENEFIT INFORMATION:

How many permanent jobs currently are employed by the applicant in Allen County? 19

How many permanent jobs will be created as a result of this project?
4

Anticipated time frame for reaching employment level stated above?
January, 1990

Current annual payroll: \$428,168

New additional annual payroll: \$60,000

What is the nature of the new jobs to be created?

Prepress helper, press person, screen printing operator, plus 2-3 additional
production employees - all are new employees.

Undesirability of Normal Development:

What evidence can be provided that the property on which the project is located "has become undesirable for, or impossible of, normal development and occupancy because of lack of age, development, cessation of growth, deterioration of improvements or character of occupancy, obsolescence, substandard buildings or other factors which have impaired values or prevent a normal development of property or use of property"?

Our facilities are in excellent condition since we have invested heavily in
roofing, siding, planting, blacktop, etc..

In what Township is project site located? Wayne

In what Taxing District is project site located? City of Fort Wayne (91)

G. CONTACT PERSON:

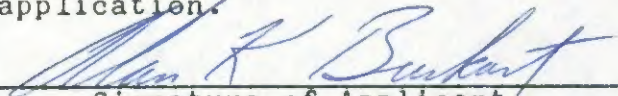
Name & address of contact person for further information if required:

Alan K. Burkart, Vice-President 613 High Street, Fort Wayne, IN 46808

David A. Galliher, President " " " " " " "

Phone number of contact person (219) 424-4920

I hereby certify that the information and representation on this application and attached exhibits are true and complete. Further, it is hereby certified that no building permit has been issued for construction of improvements, nor has any manufacturing equipment been purchased, either of which is included and/or described herein, as of the date of filing of this application.


Signature of Applicant

September 29, 1989
Date

Admn. Appr. _____

DIGEST SHEET

TITLE OF ORDINANCE Declaratory & Confirming Resolution Q-89-10-11

DEPARTMENT REQUESTING ORDINANCE Economic Development

SYNOPSIS OF ORDINANCE Project consists of real estate improvements and acquisition
of new manufacturing equipment.

EFFECT OF PASSAGE The creation of 4 new jobs.

EFFECT OF NON-PASSAGE Opposite of above.

MONEY INVOLVED (DIRECT COSTS, EXPENDITURES, SAVINGS) _____

ASSIGNED TO COMMITTEE (PRESIDENT) Mark GiaQuinta

BILL NO. R-89-10-11

REPORT OF THE COMMITTEE ON FINANCE

MARK E. GiaQUINTA, CHAIRMAN
THOMAS C. HENRY, VICE CHAIRMAN
BRADBURY, SCHMIDT, BURNS

WE, YOUR COMMITTEE ON FINANCE TO WHOM WAS

REFERRED AN (~~ORDINANCE~~) ^{XXXXXXXXXX} (RESOLUTION) designating an "Economic
Revitalization Area" under I.C. 6-1.1-12.1 for property commonly
known as 613 High Street, Fort Wayne, IN 46808 (Wm. A. Didier &
Sons, Inc. d/b/a Didier Printing

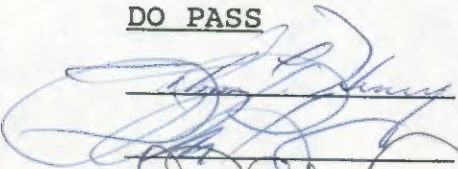
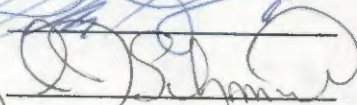
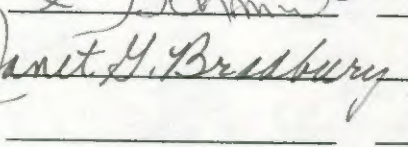
HAVE HAD SAID (~~ORDINANCE~~) (RESOLUTION) UNDER CONSIDERATION
AND BEG LEAVE TO REPORT BACK TO THE COMMON COUNCIL THAT SAID
(~~ORDINANCE~~) (RESOLUTION) _____

DO PASS

DO NOT PASS

ABSTAIN

NO REC

	_____	_____	_____
	_____	_____	_____
	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

DATED: 10-11-89.

Sandra E. Kennedy
City Clerk